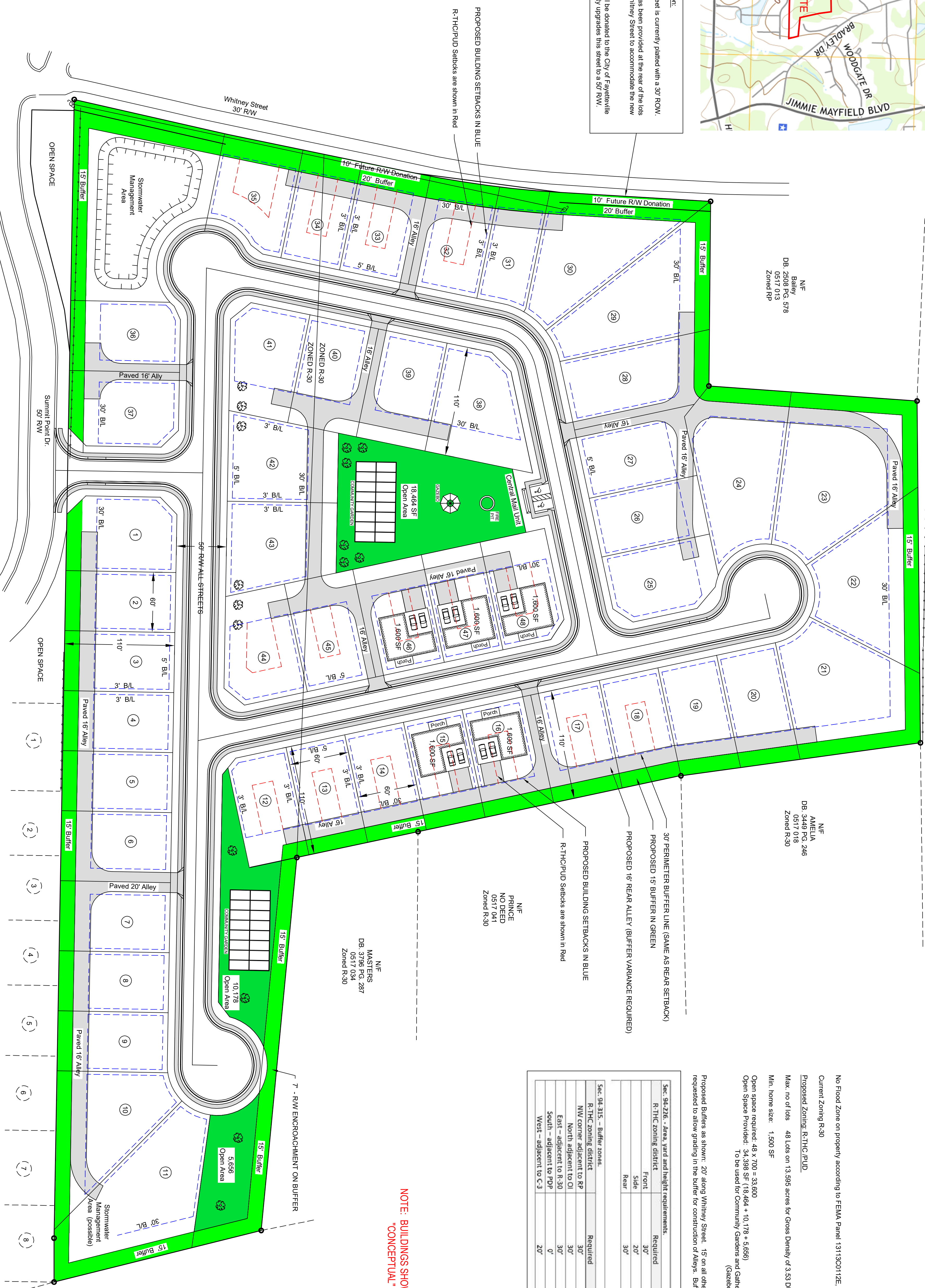


R/W Donation:
Whitney Street is currently platted with a 30' ROW.
A 10' strip has been provided at the rear of the lots
adjoining Whitney Street to accommodate the new
right-of-way.
This strip will be donated to the City of Fayetteville
when the City upgrades this street to a 50' ROW.



Sec. 9A-315 - Buffer zones.				
R-THC zoning district.				
Front				
Side				
Rear				
Required				
Proposed				
R-THC zoning district.				
NW corner adjacent to RP				
North adjacent to OI				
East - adjacent to R-30				
South - adjacent to PGP				
West - adjacent to C-3				
Required				
Proposed				
R-THC zoning district.				
NW corner adjacent to RP				
North adjacent to OI				
East - adjacent to R-30				
South - adjacent to PGP				
West - adjacent to C-3				
Required				
Proposed				

No Flood Zone on property according to FEMA Panel 131130N12E, Dated September 26, 2008

Current Zoning R-30

Proposed Zoning R-THC/PUD

Max. no of lots 48 Lots on 13.595 acres for Gross Density of 3.53 DU/acre

Min. home size: 1,500 SF

Open space required: 48 x 700 = 33,600

Open Space Provided: 34,398 SF (18,464 + 10,178 + 5,656)

To be used for Community Gardens and Gathering Spaces (Gazabo & Fire Pit)

Proposed Buffers as shown: 20' along Whitney Street, 15' on all other borders. Variance also requested to allow grading in the buffer for construction of Alleys. Buffers will be replanted.

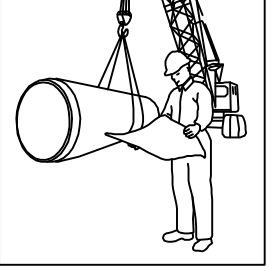
NOTE: BUILDINGS SHOWN ARE "CONCEPTUAL"

13.595 Acres
LL 91, 5th District
City of Fayetteville
Fayette County, GA

DATE	NO	DESCRIPTION
10/2/2019	1	Concept Plan

Dixon Farms (55 and Up Subdivision)

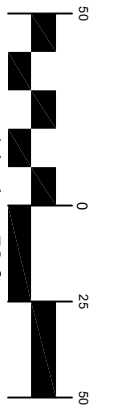
LL 91, 5th District
City of Fayetteville
Fayette County, GA



CIVIL ENGINEERING
Phone: (770) 329-0863
email: whikin@gmail.com



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CONCEPT
PLAN